



Enterprise Town Advisory Board MINUTES

Date: December 1, 2010
Location: Enterprise Library, 25 E. Shelbourne Avenue
Time: 6:00 p.m.

Board Members: David Chestnut – Chair Frank J. Kapriva – Vice Chair
Jason Andoscia J. Dapper Rocky Brandonisio

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Al Laird

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
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CALL TO ORDER: The meeting was called to order by Dave Chestnut

OPENING: The Pledge of Allegiance was led by Dave Chestnut

REGULAR BUSINESS:

1. Approve the Agenda with any corrections, deletions or changes.

APPROVED 5-0 as amended with the following changes:

Items H-2, H-3, H-4 will be heard in the following order H-2, H-4, H-3

Companion items that will be heard together:

- 5. VC-0513-10 – CANFAM HOLDINGS, LLC:
- 6. VC-0514-10 – CANFAM HOLDINGS, LLC:

2. Approve the Minutes for the meeting held on November 10, 2010

APPROVED 5-0 as submitted

3. Discuss and make recommendations as required on AG-0967-10.

- **Reduce the length of time to commence and extension of time:**
- **The current expiration limit for projects approved via special use permit, waiver of development standards or design review is two years to commence construction or commence the approved use.**
- **No further review is required.**
- **Reducing the time limit to one year may not be realistic for plans to be prepared, reviewed and construction started.**
- **Modify the definition of commence**
- **Different benchmark to use for the time limit, such as requiring one year for building permits to be issued.**
- **If a building permit is issued, plans have been prepared, plan check fees have been paid, and studies have been completed, indicating viability of the project.**

The Chair will prepare a letter to the Board of County Commissioner in support of the changes suggested in AG-0967-10 to be reviewed by the Board on 15 December 2010.

COMMISSIONERS
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LAWRENCE L. BROWN III – TOM COLLINS – CHRIS GIUNCHIGLIANI - STEVE SISOLAK - LAWRENCE WEEKLY
VIRGINIA VALENTINE, County Manager



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APPROVED 5-0

ANNOUNCEMENTS None

BEGINNING PUBLIC COMMENTS AND DISCUSSION: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

1. Email addresses will change on Thursday, December 2, 2010 for employees using the Clark County email system. The @co.clark.nv.us part of the email address will change to @ClarkCountyNV.gov.
2. Clark County will unveil a much improved website Friday, December 10, 2010 with a new address of www.ClarkCountyNV.gov. Residents are being urged to update their bookmarks.

ZONING AGENDA:

HOLDOVER ITEMS

12/08/10 BCC

H1. **WS-0508-10 – L V PYLE, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase the number of project identification signs. **DESIGN REVIEW** for a comprehensive lighting and sign package in conjunction with an approved multi-family residential development on 16.4 acres in H-1 (Limited Resort and Apartment) Zone in the MUD-4 Overlay District. Generally located on the south side of Pyle Avenue and the west side of Haven Street within Enterprise. SS/mk/xx

APPROVED 5-0 per Current Planning conditions

H2. **ZC-0300-06 (ET-0169-10) – BBCME LAND, LLC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 27.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in conjunction with a residential subdivision in the Mountain's Edge Master Planned Community. Generally located on the northeast corner of Starr Avenue and Buffalo Drive within Enterprise (description on file). SB/rk/xx

APPROVED 5-0 per Staff conditions

H3. **UC-0504-10 – BBCME LAND, LLC:**

USE PERMITS for the following: **1)** reduced front setback to a garage; **2)** reduced lot size; **3)** increased wall height; **4)** allow early grading; **5)** reduced street off-set; and **6)** modify required street improvements in accordance to the County's Uniform Standard Drawings in conjunction with a residential development. **DESIGN REVIEW** for a single family residential development on 95.5 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Mountain's Edge Master Planned Community. Generally located between Erie Avenue and Starr Avenue and the east side of Buffalo Drive within Enterprise. SB/rk/xx

DENIED 5-0 due to insufficient and conflicting information which did not allow the Town Board to properly consider this application. Request that the application be returned to the Town Board when

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the applicant has the necessary information pertaining to the application and when conflicting opinions on the application history have been resolved.

Note: The applicant requested an up or down vote and did not want to hold this item to obtain the necessary information.

H4. **VS-0505-10 – BBCME LAND, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Starr Avenue, and between Tenaya Way (alignment) and Buffalo Drive, and portions of rights-of-way being Starr Avenue, Buffalo Drive, Boyd Avenue, Siddal Avenue, Chartan Avenue, Monte Cristo Way, and an unnamed street located between Erie Avenue and Starr Avenue, and between Tenaya Way (alignment) and Buffalo Drive in an R-2 (Residential Urban Density) P-C (Planned Community Overlay District) Zone in the Mountain’s Edge Master Planned Community within Enterprise (description on file). SB/rk/xx

DENIED 5-0 due to insufficient and conflicting information which did not allow the Town Board to properly consider this application. Request that the application be returned to the Town Board when complete information pertaining to the application is available.

Note: The applicant requested an up or down vote and did not want to hold this item to obtain the necessary information.

ATTACHMENT A

12/08/10 BCC

1. **UC-0534-10 – ALMA GW AZ LLC, ET AL:**

USE PERMITS for the following: **1)** convenience store; and **2)** alcohol sales - packaged only (beer, wine, and liquor) in conjunction with a convenience store within a commercial development.

DESIGN REVIEW for a convenience store on 2.8 acres in an H-2 (General Highway Frontage) Zone in a MUD-4 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Cimarron Road within Enterprise. SB/al/mb

APPROVED 3-2 (Chestnut, Kapriva nay) per Staff conditions

ADD Current Planning conditions:

- **The Use Permit and Design Review apply only to area shown per plans on file;**
- **Hours of operation limited to the current hours of operation of all existing tenants: 7:00 am to 11:00 pm.**

12/21/10 PC

2. **UC-0520-10 – BLACK BONGO, LP:**

USE PERMIT for an auction service.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking within an existing office/warehouse facility on 16.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Dean Martin Drive and Robindale Road within Enterprise. SS/pd/ml

APPROVED 5-0 per Staff conditions

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**Add Current Planning condition:
Limited to 5 auctions per month.**

3. **UC-0523-10 – NV ENERGY:**

USE PERMIT to reduce the separation between communication towers.

DESIGN REVIEW for a communication tower and associated ground equipment in conjunction with an existing electrical substation on a portion of 4.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 300 feet south of Ford Avenue within Enterprise. SS/mk/ml

APPROVED 5-0 per Staff conditions

4. **UC-0531-10 – EVANS, KEITH A.:**

USE PERMITS for the following: **1)** a recreational facility (zoo) with accessory commercial uses; and **2)** a minor training facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced perimeter wall setback and street landscaping required with a recreational facility; **2)** reduced parking; **3)** waive parking lot landscaping; **4)** waive a portion of on-site paving; **5)** waive off-site improvements (excluding paving); **6)** eliminate the required trash enclosure; and **7)** eliminate the loading space.

DESIGN REVIEWS for the following: **1)** metal storage buildings; **2)** paved parking area; and **3)** unpaved parking area for a proposed recreational facility (zoo) with accessory commercial uses in conjunction with an existing single family residence and exotic animal compound on 5.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Bermuda Road and Bruner Avenue within Enterprise. SS/jt/mb

APPROVED 5-0 per Staff approved conditions:

ADD Current Planning conditions:

- **Enter into a Restrictive covenants for off-sites if no bond is required;**
- **Unpaved parking surface to comply with Clark County Health District Air Quality mitigation requirements.**

5. **VC-0513-10 – CANFAM HOLDINGS, LLC:**

VARIANCE to reduce the front setback in conjunction with a single family development on portions of 84.3 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the east side of Rainbow Boulevard and the north side of Wigwam Avenue within Enterprise. SS/rk/ml

APPROVED 5-0 per Staff conditions

6. **VC-0514-10 – CANFAM HOLDINGS, LLC:**

VARIANCE to reduce front setback in conjunction with a single family development on portions of 39.6 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the east side of Torrey Pines Drive and the north side of Wigwam Avenue within Enterprise. SS/rk/ml

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APPROVED 5-0 per Staff conditions

ENDING PUBLIC COMMENTS AND DISCUSSION: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

- 1. A road hazard exists on Shelbourne just east of Haven.**
- 2. Intersection of Lindell and Warm Springs: better traffic control device is needed. Also, a traffic hazard exists due to irregularities in the roadway and obstructions. Warm Spring westbound has a significant backup during the evening rush hour.**

NEXT MEETING DATE

**December 15, 2010 6:00 p.m.
Enterprise Library
25 E. Shelbourne Avenue Las Vegas Blvd. South**

ADJOURNMENT: 8:18 pm

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